

**Minutes of Special and Regular Meeting of February 13, 2018**  
**One Twin Pines Lane, Belmont, CA**

**6:30 P.M.**

**STUDY SESSION**

**Belmont Library Sustainability Implementation Plan**

Finance Director Fil noted that the City of Belmont is working on a number of sustainability issues at various city facilities. He pointed out that City Hall was recently retrofitted, and the focus is now on the Belmont Library.

Susan Wright, Presidio Graduate School student, noted that the analysis was completed in December.

Rowan Lynn, Presidio Graduate School student, stated that the school energy project supports the City's Climate Action Plan (CAP). She pointed out that the library's Maker Space is an ideal vehicle to implement sustainability content for the library.

Ms. Wright noted that the City completed energy upgrades at the library in 2016 and has desired to install solar on the building since it was built. She pointed out that the library has been identified as a place to install electric vehicle (EV) charging stations. Battery storage could also be installed, which prevents spikes during peak use, and can also be used during emergency services. She noted that green business certification is being sought. She described potential sustainability demonstration projects that could be incorporated as part of this project. She described next steps in implementation.

Councilmember Lieberman expressed concerns regarding dedication of EV charging stations at the library which has a high demand for parking.

In response to Councilmember Hurt, Ms. Wright explained that PG&E would be consulted regarding location of the battery storage.

Finance Director Fil noted that the up-front cost to implement this project is substantial.

Discussion ensued regarding annual savings to offset implementation and ongoing costs.

**Diane Bailey**, Belmont resident, expressed support for the project, as well as the goals of the CAP. She pointed out that Belmont is especially deficient in EV charging stations, and that several auto makers are sunsetting fossil fuel vehicles. She suggested looking at other locations to add EV stations.

Councilmember Stone commented regarding the deficiency of EV charging in Belmont. He expressed support for the project.

Attended by Councilmembers Hurt, Stone, Lieberman, Kim. Councilmember Mates was absent.

**ADJOURNMENT at this time, being 7:00 p.m.**

Terri Cook  
City Clerk

**REGULAR MEETING**

**CALL TO ORDER 7:05 P.M.**

**ROLL CALL**

**Councilmembers Present:** Lieberman, Hurt, Stone, Kim

**Councilmembers Absent:** Mates

**PLEDGE OF ALLEGIANCE**

Led by Sam Hosmer, Belmont resident

**SPECIAL PRESENTATIONS**

**Belmont Library Annual Report**

Belmont Library Branch Manager Beasley provided a history of San Mateo County Library system and described statistics for library use and circulation. She pointed out that the Belmont Library is top in the system for number of visits, programs, and program attendance per day. She noted that the library has increased the number of Wi-Fi hotspots. She outlined the fine waiver program and described after school support and study room access. She described the enhancements to materials and collections enhancements. She pointed out the library services that have been provided beyond the physical building. She outlined the library's outreach program, Bookmobile availability, and maker programs. She described rebuilding efforts of libraries elsewhere in the system. She outlined awards and recognition that the library and staff have received.

Councilmembers shared their congratulations for excellent service to the community.

John Violet, Friends of Belmont Library (FOBL), noted that FOBL has supported the Belmont Library since 1974. He outlined the various ways of how FOBL supports library programs.

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

**Ken Lien**, BHCIA neighborhood association, noted that the BHCIA desires to install security cameras in neighborhood.

**Tanya Beat**, Commission on Status of Women, spoke regarding the upcoming Women's Leadership Conference in conjunction with the Women's Hall of Fame.

**Sam Hosmer**, Belmont resident, expressed support for visiting the Belmont history room. He described his current project with the Historical Society to digitize archival documents.

**COUNCILMEMBER ANNOUNCEMENTS**

Councilmember Stone described the recent Father/Daughter Dance sponsored by the Parks and Recreation Department. He attended a Home for All initiative event.

Mayor Kim noted that the Council recently held its Priority setting meeting.

### **CLARIFICATION REGARDING CONSENT ITEMS**

In response to Councilmember Hurt's inquiry regarding the O'Donnell Park playground project, Interim Parks and Recreation Director Schwartz provided construction timeline information.

### **ITEMS APPROVED ON CONSENT CALENDAR**

**Minutes** of Special and Regular Meeting of January 9, 2018, Special Meeting of January 19, 2018, Special Meeting of January 22, 2018, and Special and Regular Meeting of January 23, 2018

**Resolution 2018-005** authorizing an amendment to the Architectural and Engineering Services Agreement with TJKM Transportation Consultants for the Ralston Avenue Corridor Improvement Project, Segments 1 and 2 for an amount not to exceed \$38,701

**Resolution 2018-006** authorizing the City Manager to enter into an agreement with John Cahallan Landscape Architect for an amount not to exceed \$30,800 and a contingency amount of \$3,080 for design and construction management services, with an additional \$5,000 if site survey work is necessary (O'Donnell Park)

**ACTION:** On a motion by Councilmember Stone, seconded by Councilmember Hurt, the Consent Agenda was unanimously approved (4-0, Mates absent).

### **OTHER BUSINESS**

#### **Exclusive Negotiating Agreement with LINC Housing, Inc. for Affordable Housing Project on El Camino Real at Hill Street (APNs 045-163-070, 045-162-070, 045-162-080, 045-162-090)**

Management Analyst Rose described the inheritance by the City of Belmont of properties from the former RDA (Redevelopment Agency). She noted that the properties must be used for affordable housing. She described the recent RFP (Request for Proposal) process and subsequent review by the Council subcommittee. She noted that the project proposes to provide 50 percent large family and 50 percent senior housing at low and very low income categories. She explained that the number of units would be based on the types of housing to be provided, and that the City would provide the land and potentially housing monies to the project. She described projects that LINC Housing has completed in other communities. She explained that approval of this resolution at this time would authorize the City Manager to enter into an exclusive negotiating agreement and does not commit to any specific project or details.

Discussion ensued regarding density bonuses and prevailing wage.

**Karen Shane**, Belmont resident, expressed support for a small project and suggested leveraging existing housing monies to assist.

**Michael de la Torre**, LINC Housing, provided some background of his nonprofit company. He pointed out that they provide on-site property management and supportive services. He noted that LINC Housing will manage the properties for a minimum of 55 years.

Councilmember Stone pointed out the need to manage expectations. He noted that the community does not want increased housing in residential neighborhoods, and that a two-story building is not likely to be financially feasible.

Councilmember Lieberman expressed concern regarding the number of stories for this project. He expressed support for moving forward to explore options.

Mayor Kim stated that regional partners could help with this project.

**ACTION:** On a motion by Councilmember Lieberman, seconded by Councilmember Hurt, Resolution 2018-007 authorizing the City Manager to enter into an Exclusive Negotiating Agreement (“ENA”) with LINC Housing, Inc. for development of an affordable housing project on two City-owned sites (APN’s 045-163-070, 045-162-070, 045-162-080, 045-162-090) was unanimously approved (4-0, Mates absent).

**Design and Construction Management Services for the Installation of Synthetic Turf Surface at the North Field of the Belmont Sports Complex**

Interim Parks and Recreation Director Schwartz noted that the joint use agreement is now in place with CSUS (Crystal Springs Uplands School) for soccer on Saturdays. He described a recent field users meeting where the turf project was discussed.

**Rich Bortoli**, Belmont resident/Parks and Recreation Commissioner, expressed ongoing support for option B-1 to make field more usable for baseball. He noted that revenues from baseball tournaments offset player fees, which will be lost.

**George Athenasiou**, Belmont resident, noted that the Sports Complex is the only place to play baseball. He expressed concern regarding ongoing maintenance of turf.

**Michael Gambucci**, Belmont resident, spoke regarding the size of the field and expressed concerns regarding safety when soccer and baseball is played together.

**Jaime Dal Porto**, AYSO Board Member, expressed support for moving forward with plan already approved. He described the scheduling of soccer games and practices. He pointed out that the field can also be used by lacrosse, which is becoming popular.

**Zeliko Zivkovic**, Belmont resident, and **Sergio Raddavero**, Belmont resident/ayso Board member, also expressed support for current plan.

Councilmember Stone described the City of Belmont’s contribution to field improvements at Ralston Middle School. He pointed out that the use of recycled water is not a viable option, and that high water use is not feasible in drought years. He noted that the Little League field at the Belmont Sports Complex is dedicated just to baseball. He supports the current plan.

Councilmember Hurt described the extensive public and transparent process for this project. She does not support revisiting this matter. She explained this is not a soccer versus baseball issue, and

the current plan provides for shared space.

Councilmember Lieberman explained that he wanted to delay this contract to see if anything had changed since the decision was made regarding this project. He noted that a compromise was reached. He pointed out it is difficult to maintain a grass field at the Belmont Sports Complex.

Mayor Kim stated that it is important to make decisions as a government. He pointed out that a decision was reached following a public process.

**ACTION:** On a motion by Councilmember Lieberman, seconded by Councilmember Stone, Resolution 2018-008 authorizing the City Manager to enter into an agreement with Callander Associates for an amount not to exceed \$164,813 and a contingency amount of \$24,722 for design and construction management services was unanimously approved (4-0, Mates absent).

### **Belmont Zoning Basemap Adoption**

Community Development Director de Melo outlined zoning changes that were made because of General Plan and Belmont Specific Plan adoption. He clarified that an ordinance is required to adopt new comprehensive zoning basemap. He noted that the only site that still needs be addressed will be a General Plan amendment to rezone Fire Station 15 from residential to public facilities, which can be done with a future action. He outlined the review and action that will be needed by the Planning Commission before the final adoption of the proposed ordinance.

**ACTION:** On a motion by Councilmember Stone, seconded by Councilmember Hurt, and unanimously approved (4-0, Mates absent) to introduce an Ordinance incorporating the adopted 2035 General Plan/Phase 1 Zoning and Belmont Village Zoning (BVZ) Designations into the comprehensive Belmont Zoning Basemap

## **COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS**

### **Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments**

Councilmember Hurt described a recent meeting with representatives from Notre Dame de Namur (NDNU).

Councilmember Stone provided highlights from recent Library JPA and SamTrans/Caltrain meetings.

Mayor Kim described a recent HEART (Housing and Regional Trust) Board meeting. He stated he attended a C/CAG board meeting as well as a C/CAG working group for the implementation of transportation plan.

### **Verbal report from City Manager**

City Manager Scoles noted the City Council's recent Priority workshop. He stated that City Hall would be closed for the upcoming Presidents' Day holiday.

**ADJOURNMENT** at this time, being 9:40 P.M.

Terri Cook  
City Clerk